

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, (797-1101)

SUBJECT: Site Plan

Application No., Project Name and Location:

SP 5-4-01 - University Commons, 6555 Nova Drive, Generally located on the north side of Nova Drive approximately 1/8 of a mile west of Davie Road.

TITLE OF AGENDA ITEM: University Commons - Site Development Plan Approval

REPORT IN BRIEF:

The applicant proposes to construct a 129,816 square foot office warehouse complex consisting of three (3) single story buildings on 9.53 net acres. The architectural elements of the building consists of concrete tilt-up construction, metal decking with built-up roofing together with metal overhead doors. The building colors will consist of shades of beige and white. The development will have a mean roof height of twenty six (26) feet to the top of the parapet. The remaining area is comprised of drive aisles, and landscaping.

PREVIOUS ACTIONS:

This parcel is inside the Regional Activity Center Future Land Use Plan designation that was adopted by Town Council in 1998.

Town Council approved the Westport Business Park Parcels A & B Plat (143-5) on May 3, 1989.

Town Council approved the application to reserve up to seven (7) acres of commercial flexibility to the Westport Business Park Parcels A & B Plat (143-5) on June 6, 1990.

Town Council approved the Ruby Tuesday restaurant site plan, SP 12-5-99, on January 19, 2000.

Town Council approved the Westport Plaza site plan (SP 12-2-00), on March 21, 2001.

CONCURRENCES:

Site Plan Committee Recommendation: Motion to approve subject to the planning report; subject to a staff member coordinating that all the Royal Palms trees be the same size on Nova Drive; subject to looking into the street drainage on Nova Drive and how that should be handled; and subject to providing irrigation for the Royal Palm trees on Nova Drive in front of the petitioner's property (Motion carried: 4-0, September 25, 2001)

RECOMMENDATION(S):

Based upon the above, staff recommends approval of application SP 5-3-01 subject to the conditions listed below prior to the issuance of a building permit:

1. Should these buildings be converted to “Multi-Tenant” buildings, a revised site plan must be submitted for re-review by the Site Plan Committee and Town Council to revise all plans (i.e. landscaping, drainage, ...) as it relates to handicapped accessibility to each unit.
2. Providing a copy of Tindall Hammock approval of the drainage plans, prior to Engineering Division review.
3. The applicant must submit sign criteria for the office complex in conformance with the Forman Agreement, prior to the issuance of any sign permit.
4. Providing a copy of the recorded cross access agreements to utilize the access openings of the adjacent parcels to the east and west of the subject site.
5. The applicant complying with Ordinance #2000-42, regarding wildlife protection.
6. The applicant coordinating with the property owner on the south side of Nova Drive, for the installation of Royal Palms within the right-of-way along the south side of Nova Drive.
7. The applicant will agree to file an application to rezone the property to an appropriate Town zoning designation within one (1) year from the approval of this site plan.

Attachment(s): Land Use Map, Subject Site Map, and Aerial

Application #: SP 5-4-01
University Commons

Revisions:

Exhibit "A":

Original Report Date: 9/10/01

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Florida Land Trust
Trust No. 1
Address: 888 SE 3 Ave., Ste. 501
City: Ft. Lauderdale, FL 33316
Phone: (954) 763-8111

Agent:

Name: Butters Construction &
Development
Address: 1096 E. Newport Ctr. Dr.
City: Deerfield Beach, FL 33442
Phone: (954) 570-8111

BACKGROUND INFORMATION

Application Requests: Site Plan Approval

Address/Location: 6555 Nova Drive/Generally located on the north side of Nova Drive approximately 1/8 of a mile west of Davie Road.

Future Land Plan Use Designation: Regional Activity Center

Zoning: M-4 County, Limited Heavy Industrial District (Forman Agreement)

Existing Use: Vacant land

Proposed Use: Proposed for construction is a 129,816 square footage office/warehouse development

Parcel Size: 9.76 acres (425,379.68 square feet)

Surrounding Land Use:

North: Lake and vacant parcel
South: Mc Fatter Vocational Ctr.
East: Vacant land and Lake
West: ATT Broadcast & BFI Center

Land Use Designation:

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

Surrounding Zoning:

North: M-4 County, Limited Heavy Industrial District (Forman Agreement)
South: CF, Community Facility
East: M-4 County, Limited Heavy Industrial District (Forman Agreement)
West: M-4 County, Limited Heavy Industrial District (Forman Agreement)

ZONING HISTORY

Related Zoning History: This parcel is inside the Regional Activity Center Future Land Use Plan designation that was adopted by Town Council in 1998.

Previous Request on same property:

Town Council approved the Westport Business Park Parcels A & B Plat (143-5) on May 3, 1989.

Town Council approved the application to reserve up to seven (7) acres of commercial flexibility to the Westport Business Park Parcels A & B Plat (143-5) on June 6, 1990.

Town Council approved the Ruby Tuesday restaurant site plan, SP 12-5-99, on January 19, 2000.

Town Council approved the Westport Plaza site plan (SP 12-2-00), on March 21, 2001.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. **Building:** The applicant proposes to construct a 129,816 square foot office warehouse complex consisting of three (3) single story buildings on 9.53 net acres. The architectural elements of the building consists of concrete tilt-up construction, metal decking with built-up roofing together with metal overhead doors. The building colors will consist of shades of beige and white. The development will have a mean roof height of twenty six (26) feet to the top of the parapet.
2. **Access and Parking:** Access to the site will be from Nova Drive via two 80' openings

shared with adjacent properties. The proposed office and warehouse use requires 278 parking spaces with 362 provided.

3. **Landscaping:** The landscape plan provides for Royal Palms as street trees and Live Oaks and Crape Myrtles with a continuous hedge and groundcover along the south perimeter. The east, west and north perimeters consists of Gumbo Limbos and a continuous hedge. The plantings along the building consists of Crape Myrtles, hedge and groundcover and accented with groupings of Alexander palms. The site provides for 20% open space.
4. **Drainage:** The drainage system consists of an underground french drain system throughout the site to allow retention and gradual release of storm water which will eventually outfall to the adjacent lake. The system will meet all of the Tindell Hammocks criteria of an on-site retention and quality treatment.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Broward County Land Development Code as specified within the Forman Agreement.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area No. 4 bordered by S.R. 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, S.W. 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and S.R. 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an unincorporated area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site is governed by the plat titled "West Port Business Park". The subject site is within Parcels B and B5 restricted to 236,988 square feet of industrial use and 7 acres of commercial use.

Staff Analysis/Findings of Fact

The proposed site plan meets the requirements of the Forman Code and all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP

5-4-01 subject to the conditions listed below prior to the issuance of a building permit:

1. Should these buildings be converted to "Multi-Tenant" buildings, a revised site plan must be submitted for re-review by the Site Plan Committee and Town Council to revise all plans (i.e. landscaping, drainage, ...) as it relates to handicapped accessibility to each unit.
2. Providing a copy of Tindall Hammock approval of the drainage plans, prior to Engineering Division review.
3. The applicant must submit sign criteria for the office complex in conformance with the Forman Agreement, prior to the issuance of any sign permit.
4. Providing a copy of the recorded cross access agreements to utilize the access openings of the adjacent parcels to the east and west of the subject site.
5. The applicant complying with Ordinance #2000-42, regarding wildlife protection.
6. The applicant coordinating with the property owner on the south side of Nova Drive, for the installation of Royal Palms within the right-of-way along the south side of Nova Drive.
7. The applicant will agree to file an application to rezone the property to an appropriate Town zoning designation within one (1) year from the approval of this site plan.

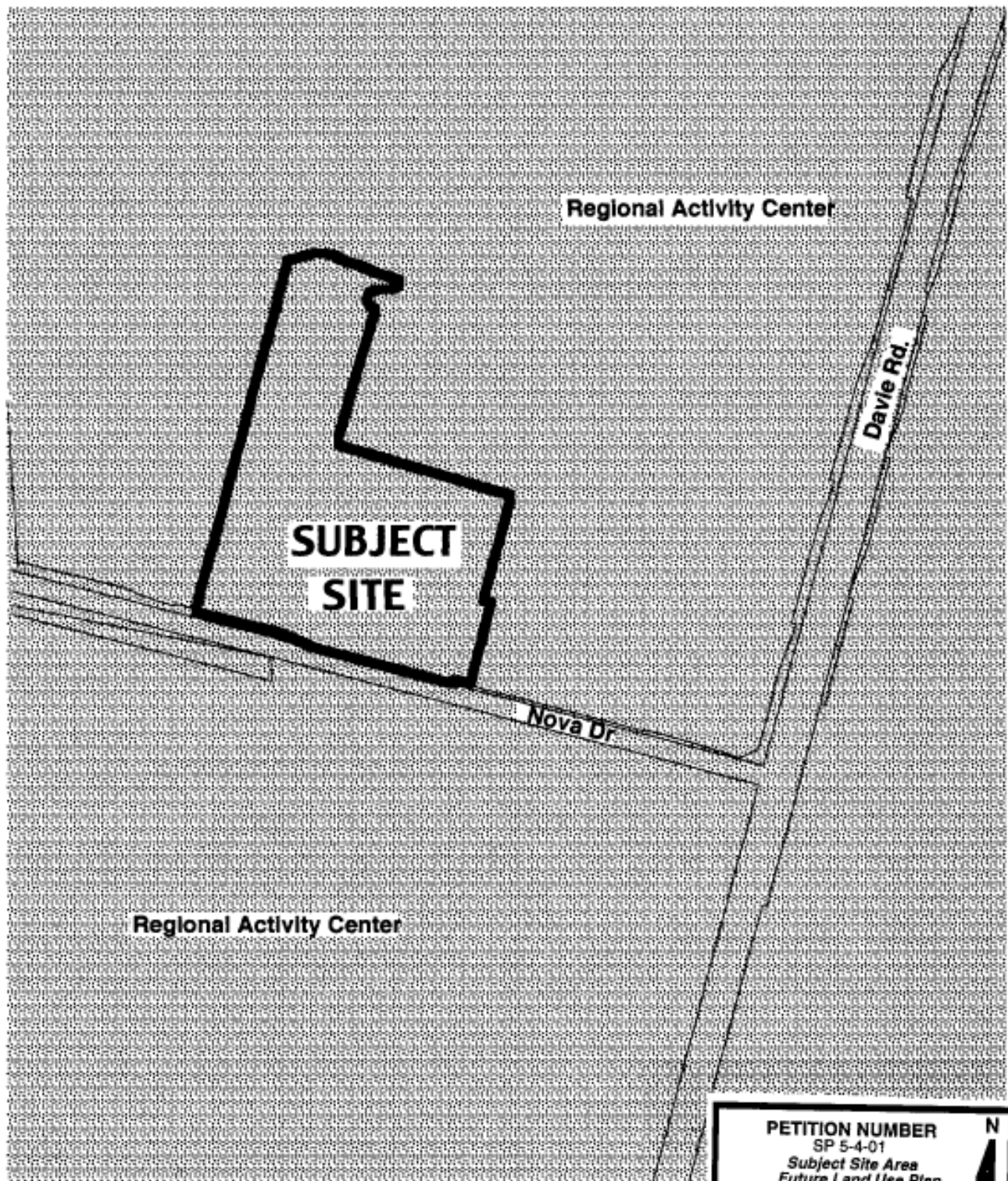
Site Plan Committee

Site Plan Committee Recommendation: Motion to approve subject to the planning report; subject to a staff member coordinating that all the Royal Palms trees be the same size on Nova Drive; subject to looking into the street drainage on Nova Drive and how that should be handled; and subject to providing irrigation for the Royal Palm trees on Nova Drive in front of the petitioner's property (Motion carried: 4-0, September 25, 2001)

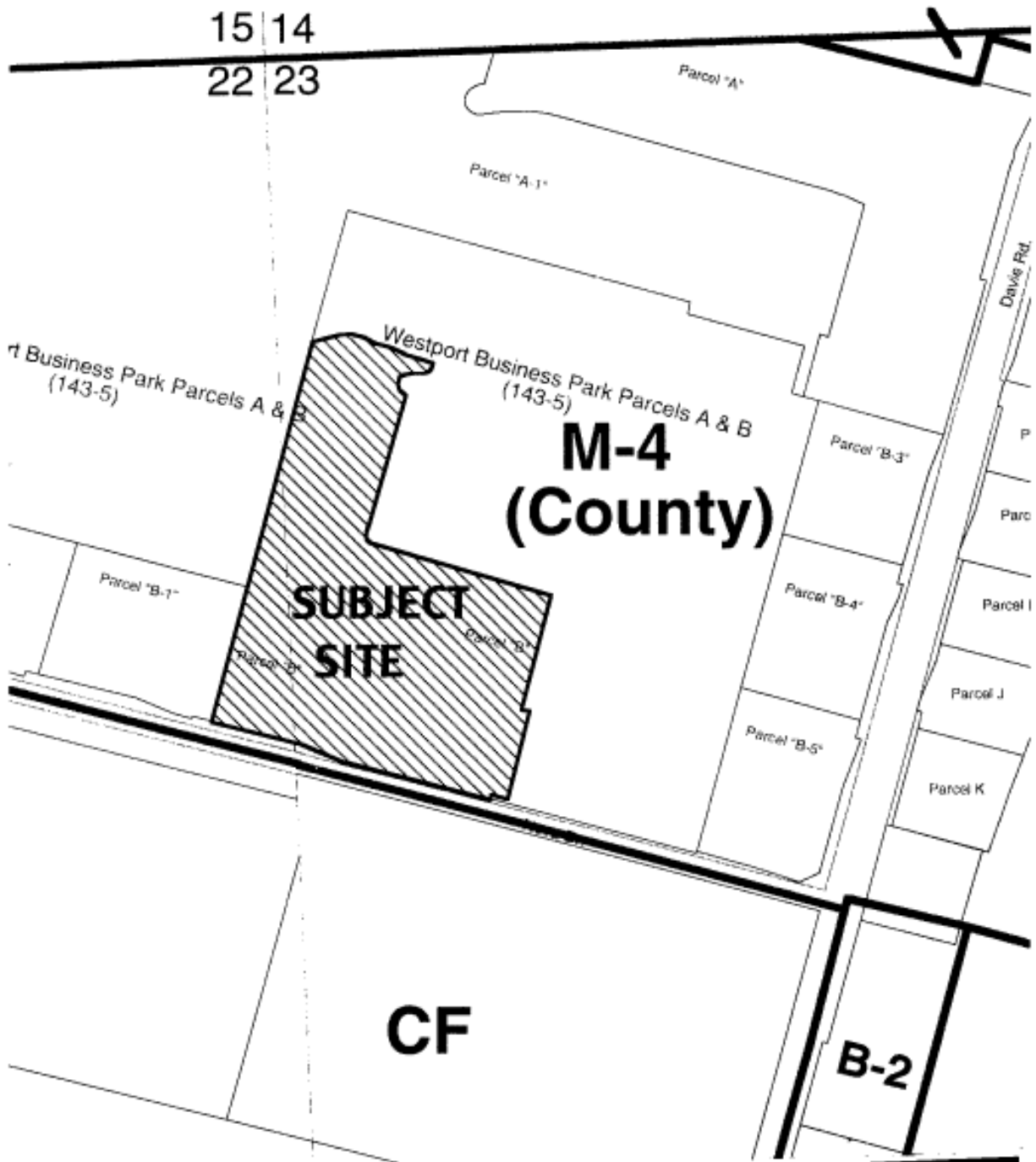
Exhibits

Land Use map, Subject Site map, and Aerial.

Prepared by: _____ Reviewed by: _____



PETITION NUMBER SP 5-4-01 <i>Subject Site Area</i> <i>Future Land Use Plan</i>	N 4
PREPARED 6/12/01 BY THE PLANNING & ZONING DIVISION	Scale: 1"=300'



PETITION NUMBER
SP 5-4-01
Subject Site Area Zoning Map
PREPARED 6/12/01 BY THE PLANNING & ZONING DIVISION
Scale: 1"=300'

